

AN INTRODUCTION TO
CANADA WATER

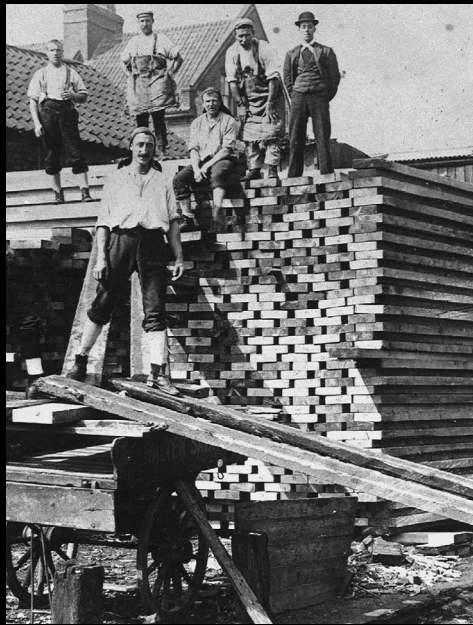
BY BRITISH LAND

THE FOUNDING



CANADA WATER

A RICH HISTORY



Constructed in 1876, Canada Dock was the first major scheme of the Surrey Commercial Docks Company, built to receive timber from North America.

During the Second World War, the docks, a key part of London's infrastructure, were heavily targeted. Post war, the area went through a period of urbanisation; Surrey Quays shopping centre opening in 1988, forming part of a wider development of over 5,000 homes and a leisure park. Canada Water tube station opened in 1999, extending the Jubilee line to the Rotherhithe Peninsula.

Canada Water plays an important role in London's history. In 1600, the development of the Rotherhithe and Surrey Docks played a central role in London's global trading platform, and encouraged extensive settlement, not previously seen before. 1696 saw the beginning of construction on Howland Great Dock, known today as Greenland Dock.



A NEW CENTRAL LONDON DISTRICT

Covering 53 acres, British Land's Canada Water regeneration project is one of the largest mixed-use projects across London.

The first residential phase of this highly anticipated development, The Founding, consists of 186 apartments over 35 storeys.

The area is well connected and surrounded by areas of high value. Located in Zone 2, there are direct transport links to Canary Wharf, The City and the West End.

Canada Water is set to be the capital's 'first net-zero neighbourhood', comprising 3,000 new homes, 1 million sq. ft. of retail and leisure space and 2 million sq. ft. of workspace.

53 acres

delivered by British Land over the next twelve to fifteen years

£33 million

will be invested to further boost the already excellent transport links

20,000

workers in brand new office space, enjoying local amenities

3,000

new homes - the UK most sustainable large scale regeneration project.

1 million

sq. ft. of retail and leisure space, with a new high street

12 acres

of new public space, including a 3.5 acre park, revitalised wetlands and a new town square

2 million

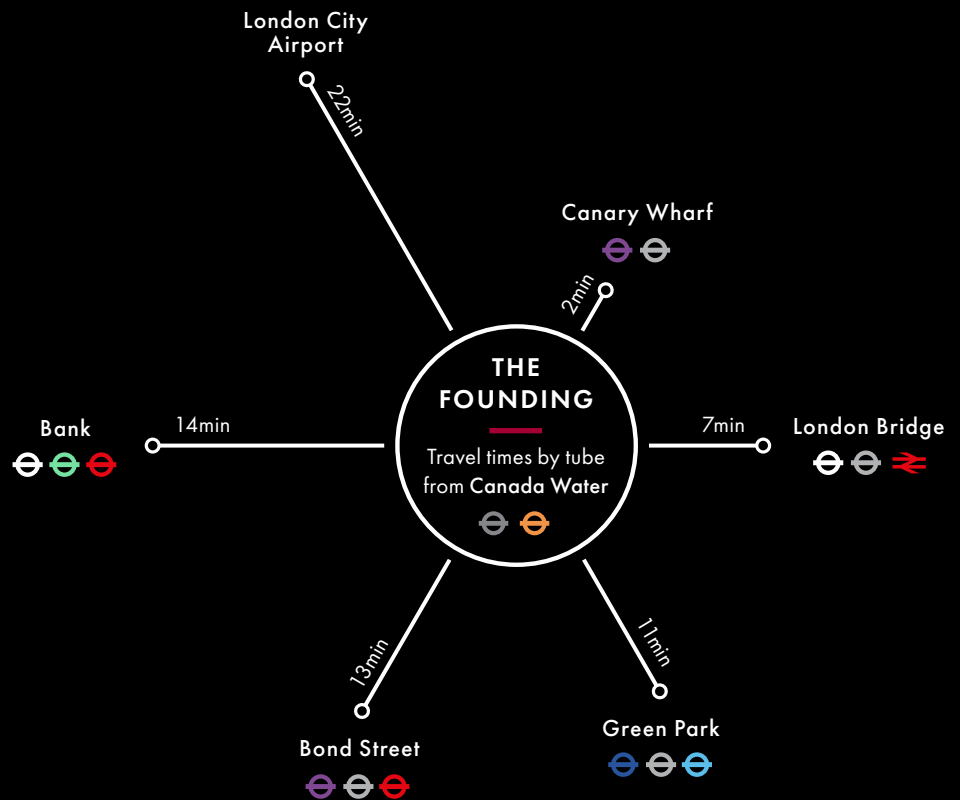
sq. ft. of highly sustainable workspace, bringing 20,000 workers

TRANSPORT / EDUCATION

TRANSPORT

Canada Water Underground Station is positioned adjacent to The Founding and is well connected with the Overground and Jubilee Line, as well as the Elizabeth line from Canary Wharf, just one stop away.

These excellent transport links are set to be further enhanced by £33 million invested over the next 15 years, with a range of projects to increase capacity and frequency, make journeys quicker, and provide a greater range of choices to those living or working in the area. This investment will also include two new bus routes and 10,000 new cycle spaces.



Key	Northern line	Victoria line	Waterloo & City line	Jubilee line	Overground
	Central line	Piccadilly line	Elizabeth line	National Rail	



BICYCLE

A short cycle into the City of London.



BUS

Two new bus routes to be provided in the upcoming years.



UBER BOAT

From Doubletree Docklands and Greenland Surrey Quays Pier.



PLANE















London City Airport is only a 30-minute drive or 22 minutes by public transport (Jubilee line and DLR) with flights to over 50 worldwide destinations.

EDUCATION











Canada Water is perfectly situated for those who are looking for a simple commute to London's top educational institutions.

The TEDI-London campus is part of the Canada Water Masterplan. TEDI-London is a design-led engineering school underpinned by three global partners: Arizona State University, King's College London and UNSW Sydney.









HIGHER EDUCATION

Imperial College London	  30min
UCL	  24min
City of Westminster	  21min
LSE	  20min
King's College London	  19min
Goldsmiths College	  14min
TEDI-London	  12min

SECONDARY EDUCATION

St Paul's Cathedral School	  21min
Westminster School	  19min
Eaton Square Senior School	  18min
Bacon's College	  14min
Bosco Centre	  11min

PRIMARY EDUCATION

Redriff Primary School	  21min
Alfred Salter Primary School	  8min
Albion Primary School	  7min
St Joseph's Catholic Primary School	  4min

Key



Walking



Cycling



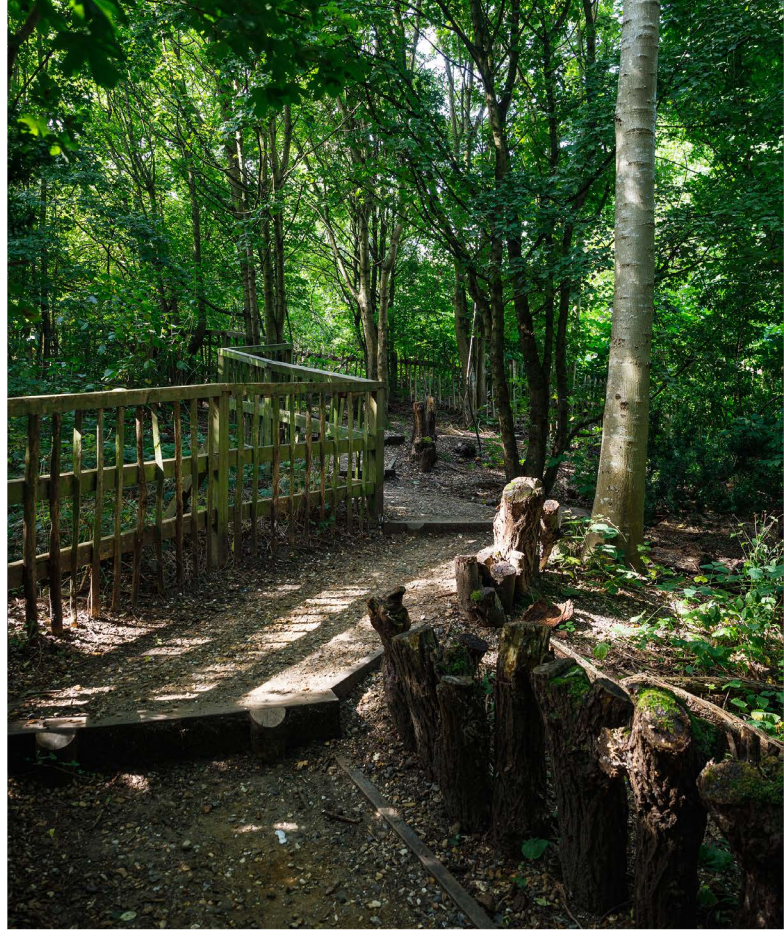
By tube

Travel times are based from The Founding.

CANADA WATER LIFESTYLE

GREEN AND LEAFY

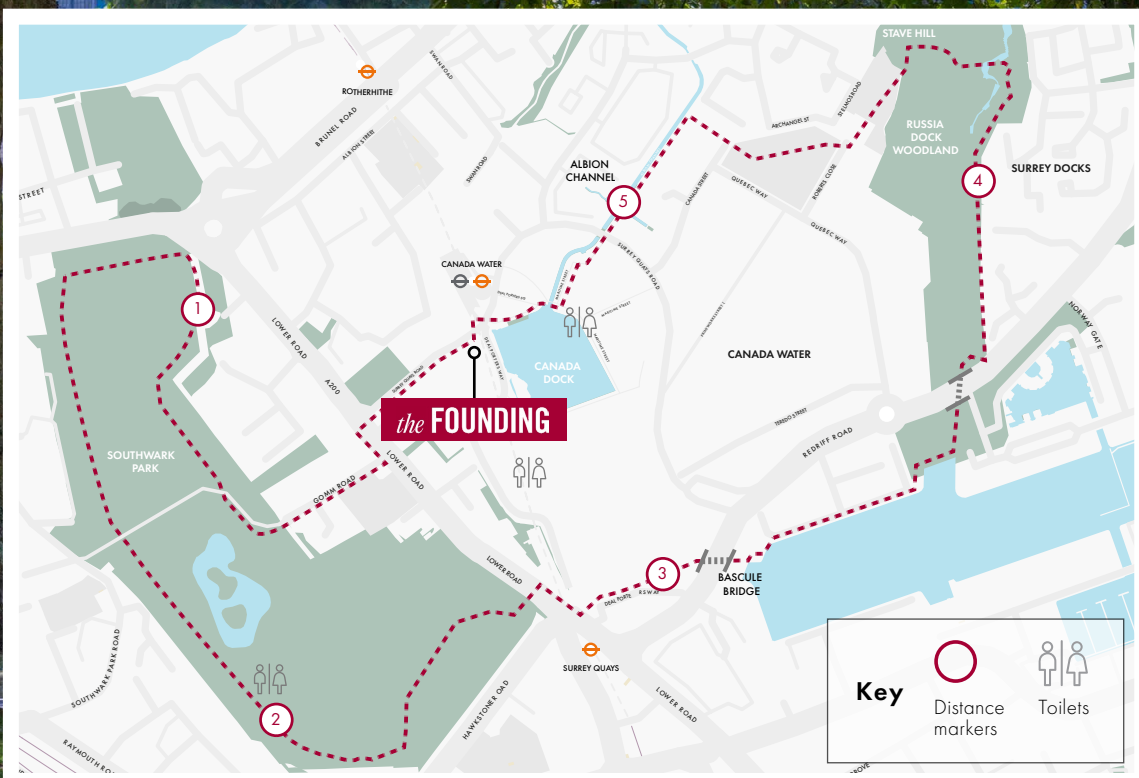
Canada Water's proximity to Central London is complemented by 130 acres of parks and water surrounding the area, offering a range of outdoor activities and amenities for locals to enjoy.



RUNNING

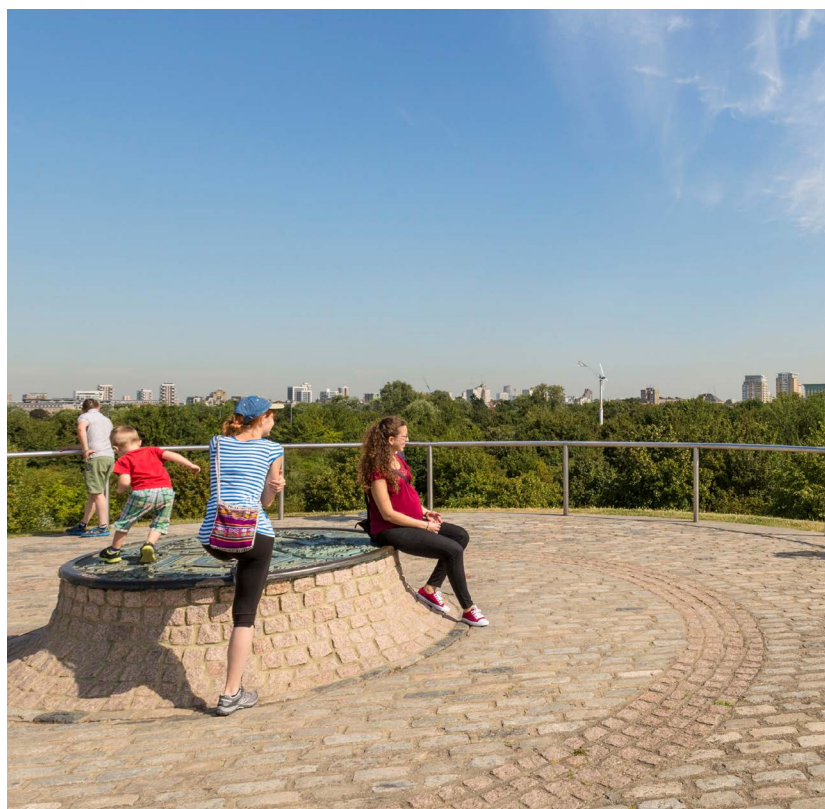
Residents can enjoy a scenic 5km route that will change with the seasons as you run through Southwark Park, Greenland Dock and Russia Dock Woodlands, crossing only one main road.

CANADA WATER 5K RUNNING ROUTE



SAILING

If you fancy learning a new skill or just getting out on the water, the dock offers a sailing school suitable for all abilities.



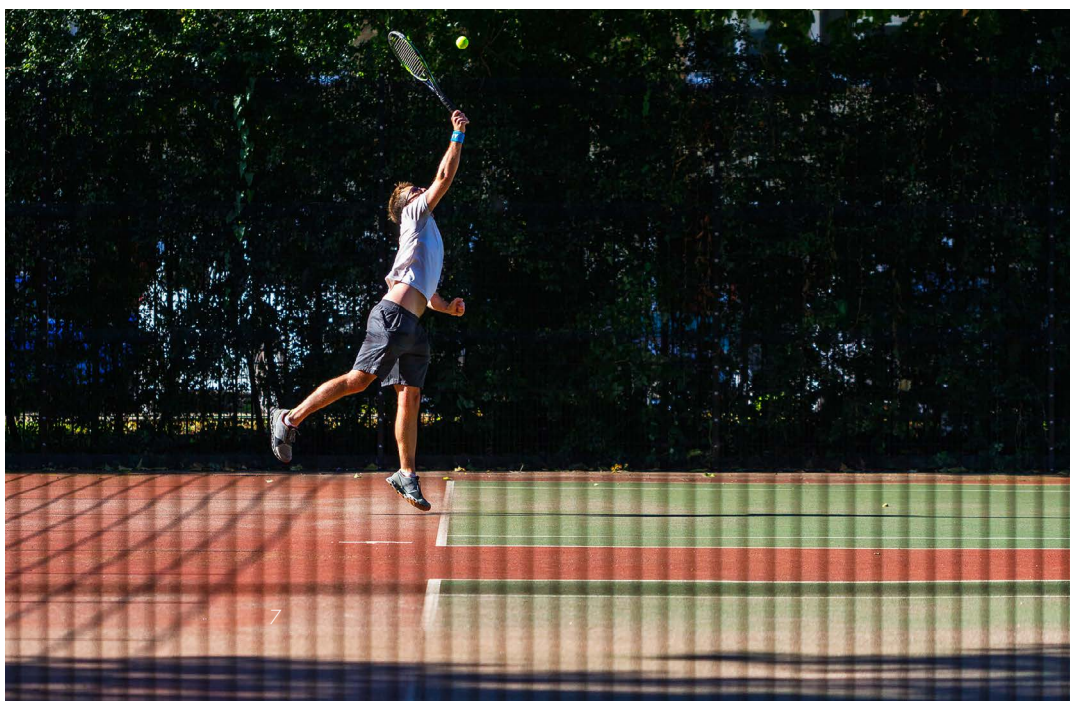
DISCOVER THE HIDDEN GEMS OF CANADA WATER ON FOOT

It is a rarity to find a woodland in Central London, however Canada Water is home to Russia Dock Woodland. It has previously been recognised for its beauty through winning a prestigious green flag award.

The woodland sits on the footprint of Russia Dock and was formerly the Rotherhithe Docks and was redeveloped by 1980. This woodland has transformed into a native grass area with a series of water channels and ponds providing habitats for kingfishers and herons. There is ample history to absorb as you walk around as the park contains surviving dock features such as the retaining wall and mooring chains.

CANADA WATER TENNIS

Whether you are a seasoned professional or looking for a leisurely tennis match you can conveniently book a court at the Canada Water Tennis club.



CANADA WATER



LIVE MUSIC

Canada Water is just four minutes away from North Greenwich, home to the O2 Arena. The O2 sees some of the world's most popular music, sport, comedy and entertainment events, and has the second highest seating capacity of any indoor venue in the United Kingdom.

CULTURE

Canada Water is just a stone's throw from Southbank, the renowned cultural hub of London.

- Southbank Centre
- Shakespeare's Globe
- National Theatre
- The Old Vic
- The Tate Modern



SHOPPING

- Westfield Stratford City – 20 minutes
- West End
 - Oxford Street – 18 minutes
 - Bond Street – 12 minutes
- Jubilee Place Shopping Centre, Canary Wharf – 8 minutes

RESTAURANTS

Within the 1 million sq. ft. of retail and leisure space, a host of restaurants, bars and cafes will be opening their doors at Canada Water. In the meantime, London's top restaurants are on your doorstep - you'll be spoilt for choice.

CANARY WHARF RESTAURANTS

- The Ivy in the Park
- Pergola On The Wharf
- The Pearson Room
- Plateau Restaurant, Bar & Grill
- Six by Nico
- Hawksmoor Wood Wharf / The Lowback
- Boisdale of Canary Wharf

CITY RESTAURANTS

- COYA
- Coq d'Argent
- Bob Bob Ricard City
- Kaia – The Ned
- The Parlour – The Ned

SOUTHBANK RESTAURANTS

- Borough Market
- Hawksmoor Tower Hill
- Aqua Shard
- Oblix
- Huton

WHO LIVES IN CANADA WATER?

The London Borough of Southwark has seen a

6.7%

increase in population between 2011 and 2021 according to figures from the most recent census

Accessible to London's talent: more people under 35 live within a

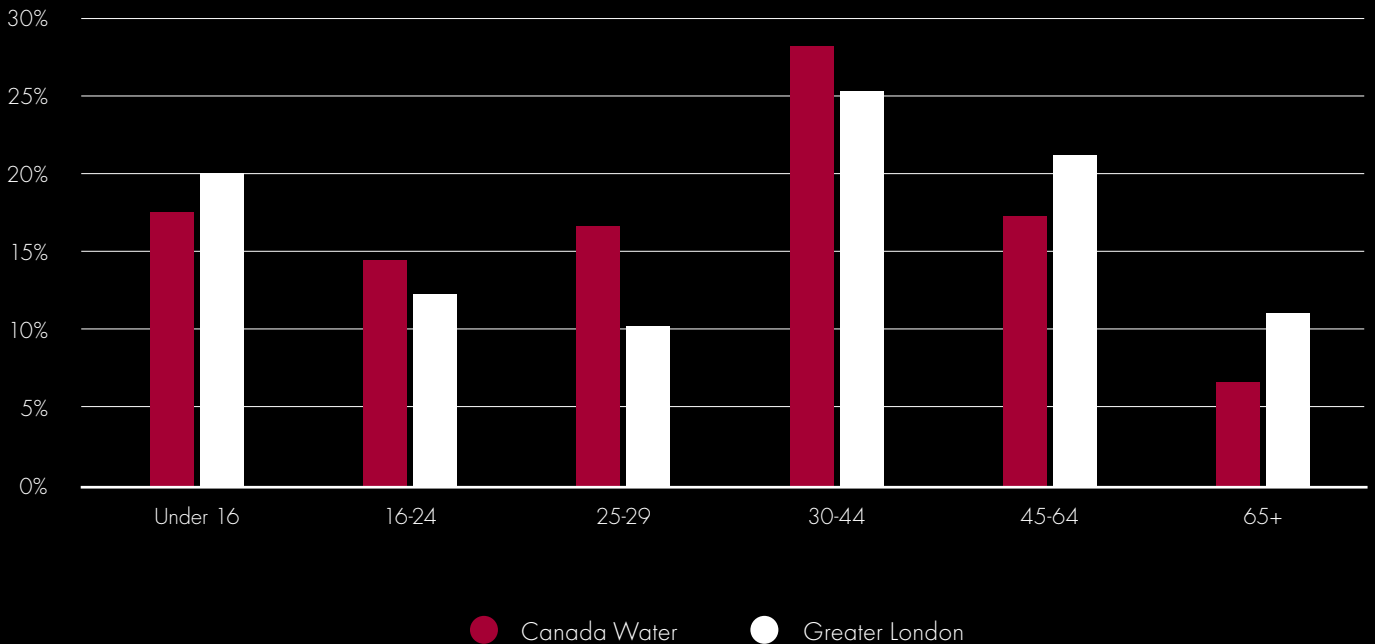
45 minute

commute of Canada Water than almost anywhere in London

45%

of residents are aged 25-44 and likely 'young professionals', with almost half of households in the area couples or one person households

CANADA WATER AGE PROFILE

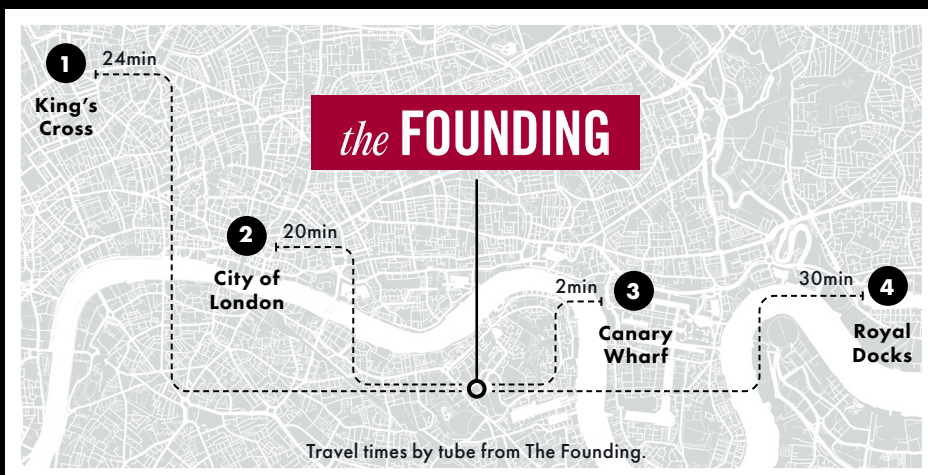


Source: JLL Research, Census 2011

EMPLOYMENT

The Canada Water Masterplan will support a thriving community and economy. It is located within easy reach of four key London employment centres: the West End, Southbank, City and Canary Wharf.

There will be around 3 million sq. ft. of office, retail and leisure space and will bring 20,000 workers to the area, with the Masterplan development creating around 1,000 construction jobs and apprenticeships.



1

KING'S CROSS

Facebook, Google

2

CITY OF LONDON

Bank of China, Lloyds, Goldman Sachs, Deloitte, Accenture, Bloomberg

3

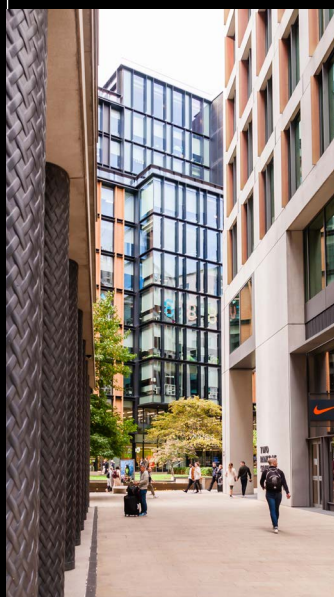
CANARY WHARF

JP Morgan, HSBC, Barclays, Citibank, Deutsche Bank

4

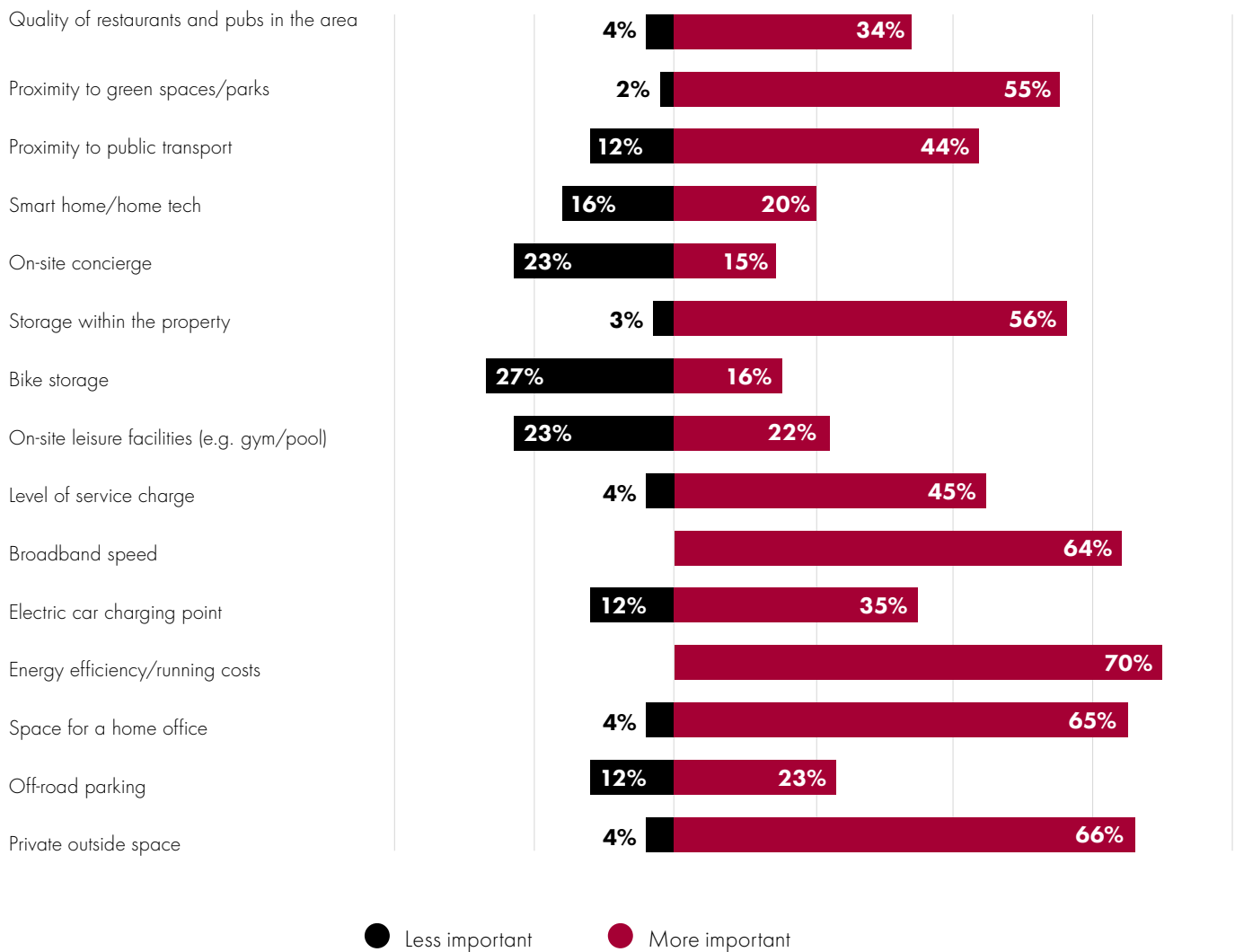
ROYAL DOCKS

The Crystal Building, Mayor of London



LIVING PRIORITIES HAVE SHIFTED IN FAVOUR OF A 15-MINUTE NEIGHBOURHOOD

If you were looking to move home now, how important would you consider the following aspects for a home, versus pre-pandemic?



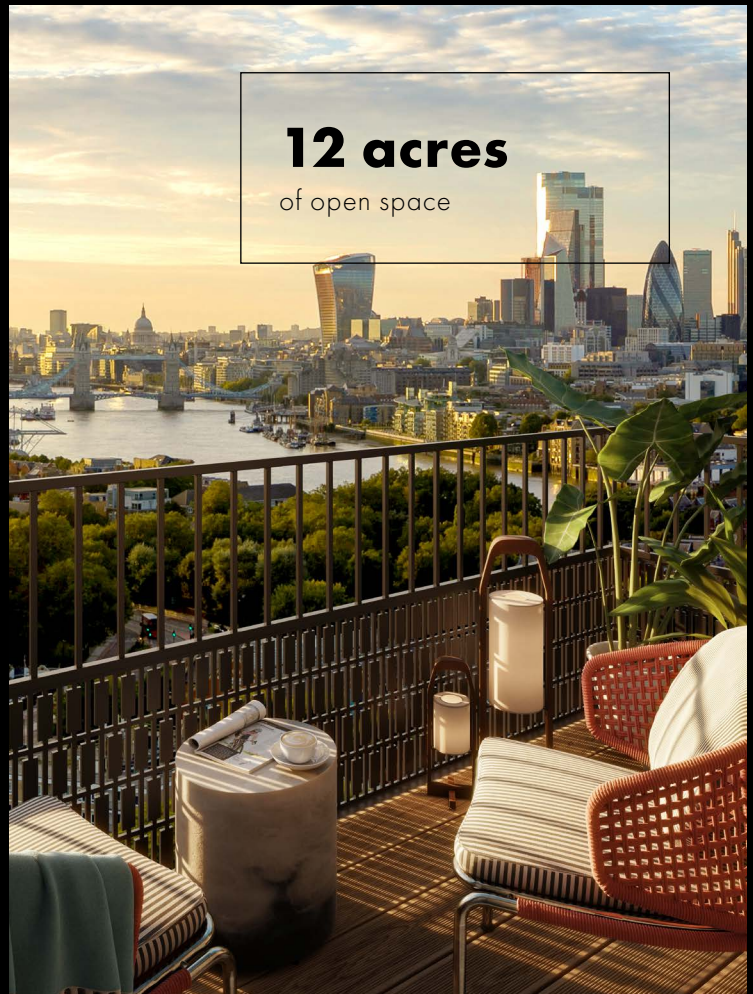
CANADA WATER -
THE PERFECT 15-MINUTE
NEIGHBOURHOOD...

Shared workspaces

within The Founding



12 acres
of open space



London's **most sustainable** new neighbourhood

British Land procures **100% renewable energy**

95%

of apartments at The Founding have dual aspect and outdoor space

Adjacent to Canada Water Underground Station

Dining and leisure hub for Central London





LONDON'S BRIGHTEST NEWEST DISTRICT

10 REASONS TO BUY *the* FOUNDING

1 15 MINUTE NEIGHBOURHOOD

Since the pandemic, demand has shifted towards the '15 minute neighbourhood' concept, where green spaces, employment hubs, retail, restaurants and education are all situated within close proximity.

3 CENTRAL BUT LEAFY

There is lots to discover at Canada Water such as the new town square or if you're looking to explore nature, you can wander the paths of the woodlands or the 12 acres of new public realm.

2 GROWING RENTAL DEMAND

Located within easy reach of four key London employment centres: the West End, Southbank, City and Canary Wharf. JLL anticipates strong rental demand given its central location and all that the Masterplan has to offer.

4 WORLD CLASS EDUCATION

Within 30 minutes of London's top universities including London School of Economics, Imperial College and UCL, as well as the TEDI-London campus as part of the Masterplan.





5

NEW COMMERCIAL HUB

New Central London employment zone with 2 million sq. ft. of workspace, along with 1 million sq. ft. of retail, leisure, education and culture coming soon.

8

SUSTAINABLE LIVING

Canada Water will be the UK's most sustainable new district. British Land's 'sustainability first' thinking has been at the forefront of every decision made.

6

EXCELLENT TRANSPORT LINKS

The Founding is one minute away from Canada Water Underground Station. This is serviced by the Jubilee Line, providing fast access to London's business centres including Liverpool Street in 19 minutes, Bank in 11 minutes and Canary Wharf in 2 minutes, and the Overground connecting to Shoreditch in 9 minutes.

9

BRAND NEW NEIGHBOURHOOD

Canada Water will become Central London's newest neighbourhood - injecting the area with a new lease of life. There will be a brand new town square, leisure centre, bars and restaurants to firmly place Canada Water on the map as a new Central London District.

7

FIRST PHASE OF 53 ACRE MASTER PLAN

The Founding is the first opportunity for people to buy in what is one of London's most anticipated projects. This flagship building is situated opposite Canada Dock with views across the River Thames and London's iconic skyline.

10

ONE OF THE UK'S LEADING DEVELOPERS

British Land is a FTSE 100 UK property company with over £9.6 billion assets under management and renowned globally thanks to some of London's most prominent global projects such as Clarges Mayfair, and 122 Leadenhall Street, better known as "The Cheesegrater".



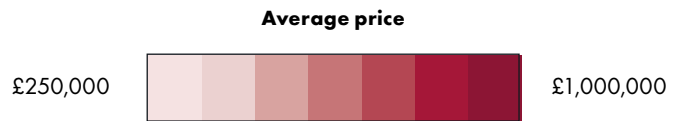
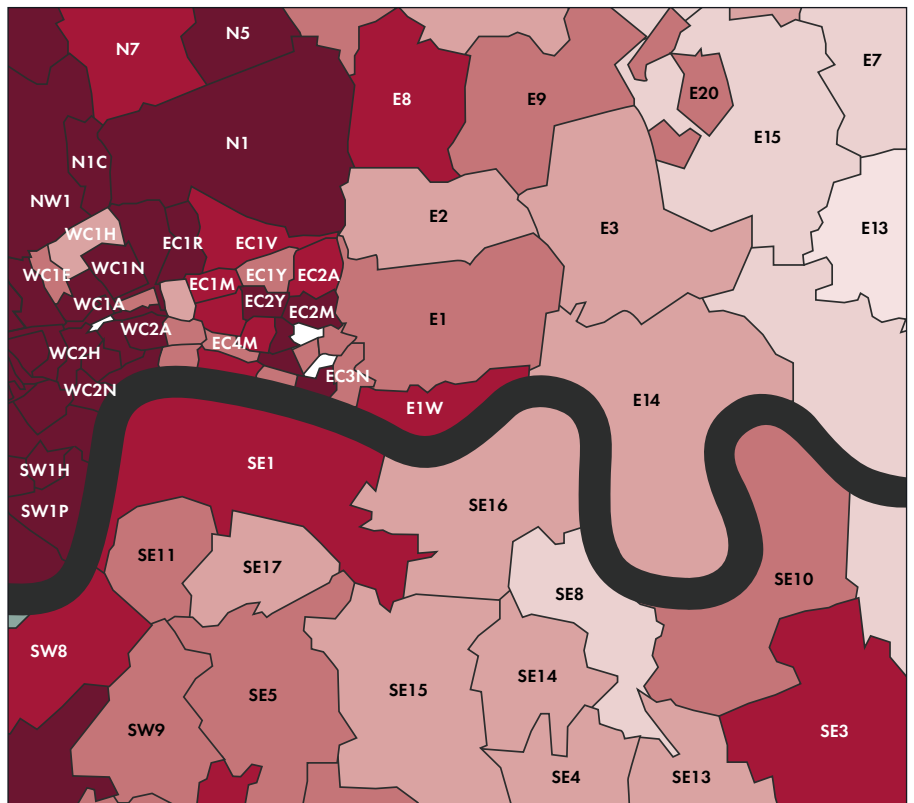
CANADA WATER

THE RESIDENTIAL SALES MARKET

Demand for London property continues to soar and the fundamentals for buying in London are as strong as ever. According to the Z/Yen Financial Index 2022, London continues to be one of the top two global financial centres, second only to New York. London also remains the digital capital of Europe with 350,000 tech workers and attracts a highly talented workforce. Education continues to be one of the main reasons for purchasers to buy in the capital, with London having more highly rated universities than any other world city.

This is underpinned by a huge lack of supply. As demand for property continues to increase, the city is experiencing a chronic undersupply of housing, resulting in robust long-term price growth.

Canada Water is surrounded by high value neighbourhoods such as Southbank and Canary Wharf, both of which have seen significant price growth over recent years. This presents a unique opportunity for The Founding to set new local benchmarks and compete with higher value neighbourhoods.



Flats in the SE16 postcode area, which includes Canada Water have experienced

42%

growth in average prices over the past 10 years

Demand for new homes in London has risen significantly, up

31%

in H1 2022 versus H1 2021

There has been a

38%

annual increase in the number of new build sales above £1,000 psf

FORECASTED PRICE GROWTH

Central London is predicted to see the highest level of house price growth of any UK housing market in the 12 months to Q4 2023 with values forecast to rise by 2.5%.

This relatively strong performance will be driven by a significant shortage of homes for sale. In the most exclusive central markets strong overseas buyer demand on the back of a weaker Sterling will also underpin price growth.

Prices in Central London are then expected to steadily rise through the five-year period to Q4 2027 with cumulative price growth of just under 20%.

Sales prices growth (% pa)	2023	2024	2025	2026	2027	Total change	Average pa
UK	-6.0	1.0	4.0	5.0	5.0	8.9	1.7
Central London	2.5	3.0	3.5	4.0	5.0	19.3	3.6
Greater London	-4.0	2.5	4.0	5.0	6.0	13.9	2.6

Source: JLL Research, 2022



CANADA WATER

THE RESIDENTIAL RENTAL MARKET

Heightened demand for rental properties coupled with falling levels of stock on the market has meant average rents within the area surrounding Canada Water increased by 17% in the first half of 2022 compared to H1 2021. Over the same period, the number of rental properties on the market fell by 44%. This means tenants are having to widen their search criteria.

More than one in four London homes are privately rented, up from less than one in five 15 years ago.

CANADA WATER* RENTAL MARKET STATISTICS - 2022

17%
rental growth H1 22 vs. H1 21

44%
annual fall in rental stock available on the market

45%
of residents in the area surrounding Canada Water are aged 25-44

ALMOST 50%
of households are either one person households (33%) or couples (16%)

*1km area surrounding Canada Water.

RENTAL FORECASTS

An undersupply of quality rental housing is an ongoing issue for the UK housing market. This is heightened by recent rental growth resulting in renters and students struggling to find accommodation.

This fundamental demand for quality rental housing stock is at unprecedented levels. There is strong demand from tenants to live in high quality new build housing and we expect this trend to continue.

Rental growth (% pa)	2023	2024	2025	2026	2027	Total change	Average pa
UK	4.0	3.5	2.5	2.5	2.5	15.9	3.0
Central London	6.0	4.5	3.0	2.5	2.5	19.9	3.7

Source: JLL Research, 2022



Canada Water

BY BRITISH LAND



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